

Crossroads Park Working Group
Summary Report & Recommendations
Approved: May 12, 2005

The Crossroads, Park Working Group ("Working Group") was established by the Crossroads Redevelopment Project Area Committee ("PAC") at its December 9, 2004. The Working Group was charged with reviewing park needs in the Crossroads Redevelopment Project Area ("Project/Project Area") and assessing opportunities to meet these needs. The Working Group is comprised of four members of the PAC and citizens of the community who either expressed an interest in participation during the December 9, 2004 PAC meeting or responded to the agendas, which were mailed to interested community members from a list maintained by the City of San Diego Redevelopment Agency for the Project. Five public meetings (January 13, 2005, February 10, 2005, March 10, 2005, April 14, 2005 and May 12, 2005) were conducted to identify potential park and open space sites in and around the Project Area as well as possible funding sources (see attached meeting minutes and notices).

At its final meeting (May 12, 2005) the Working Group forward recommendations to the PAC in its desire to make these projects eligible for future study and funding from property tax increment revenue generated by the Project Area, as well as development fee revenue from the City Heights, College and Eastern planning areas in the City of San Diego. Also, the PAC's recommendation is intended to be forwarded to the Planning Groups (City Heights, College and Eastern Areas), for inclusion in future *Public Facilities Financing Plan* updates. With respect to funding the Working Group made the following recommendations:

- Establishment of a dedicated park fee for the entire College Planning Area (similar in structure to the Mid-City and North Park Neighborhoods) at \$15,000 per residential unit (including multi-family units) starting at the 2006-07 fiscal year, with a 9% annual increase.
- The College Redevelopment Plan should be amended to **not** exclude Development Impact Fees.
- To address the park deficiency in the City Heights, the Crossroads Park Working Group requests an increase in the existing park fee to \$15,000 per residential unit (including multi-family units) starting at the 2006-07 fiscal year, with a 9% annual increase.
- To address the park deficiency in the Eastern Area, the Crossroads Park Working Group requests an increase in the existing park fee to \$15,000 per residential unit (including multi-family units) starting at the 2006-07 fiscal year, with a 9% annual increase.

The Working Group evaluated three different park fee amounts (\$12,000, \$15,000 and \$18,000) for each of the three community planning areas (see attached May 12, 2005 memo). When the Working Group analyzed potential park fee revenue against the present-day cost of remaining projects in each of the *Public Facilities Financing Plans*, a 2006-07 fiscal year fee of \$45,000 per residential unit was found to be justifiable. However, the Working Group believed that a park fee in excess of \$15,000 for any community would prove detrimental to affordable housing production.

The list of projects begins with the Highest Priority projects because the Working Group is concerned about future development taking place on the sites, thereby decreasing the feasibility of future park development.

Highest Priority:

- Montezuma Park Expansion – Acquire Azeltine school site (or a portion of) for enhancement of Montezuma Park on Catoctin Drive. Property is in escrow with housing development expected to take place next year (2006), if a community plan amendment is approved late in 2005.
Timeline – Less than six months to acquire site, before community plan amendment approved.
Cost – \$1-2 million from tax increment and park fees. Ultimate costs depend upon the value of community plan amendment currently being sought.
- Fox Canyon – Parcels number 1, 3 and 4 as described and identified in Annex I [*Park Land Inventory*] of the Fox Canyon Parks Subcommittee Report have been identified for neighborhood park sites.
Timeline – Sites should be acquired as soon as possible to avoid loss of opportunity to other development.
Cost – \$600,000-700,000 from tax increment and park fees.
- Completion of phase 1 (C), North Chollas Community Park – Improvements to facilities that are identified in the 1997 Chollas Park Master Plan.
Timeline – Unknown, City of San Diego already owns site.
Cost – \$250,000 for snack bar (includes bringing utilities to the site) from tax increment to match existing funds of \$300,000 already set-aside for this project.
- Rolando Park Elementary School (off Vista Grande Dr.) – Determine School Districts development intentions for existing site, as it is a prime location. Working Group is interested in the potential of a community park use adjacent to an open space canyon area and turfing of the dirt field areas for joint-use.
Timeline – Immediate, Working Group concerned that San Diego Unified School District is currently reviewing development potential of site.
Cost – Unknown at this time, cost will depend upon the scope of the negotiated park use.
- Disposition of the College Heights Library and Service Center building/property after completion of the new library on Montezuma at Reservoir. Working Group would like to see a community-serving area, park and/or plaza on this site.
Timeline – Immediate, Working Group concerned that developers are examining the site for development.
Cost – Unknown at this time, cost will depend upon the scope of the uses.

Additional Projects:

- Horace Mann Middle School – Unlighted grass turf and upgraded irrigation of athletic fields for joint-community use.
Timeline – Immediate, fields are in poor condition and the San Diego Unified School District may be open to joint-use funding given its current financial situation.
Cost – Unknown at this time, cost will depend upon the scope of the project.

- Create an El Cerrito Neighborhood Plaza/Park site along El Cajon Blvd. between 54th Street and College Avenue.
Timeline – Immediate, Working Group concerned about availability of land.
Cost – Unknown at this time, cost will depend upon the scope of the project.
- Streamview Linear Park – Develop areas identified in the *Streamview Drive Enhancement Project Plan*.
Timeline – Unknown.
Cost – Unknown at this time, cost will depend upon the scope of the project.
- Completion of phase 1 (D), North Chollas Park Improvements – This project would grade and turf a large multi-use athletic field for baseball, football, soccer and other athletic events.
Timeline – Conditional on available funding.
Cost – \$1 million to come from a combination of development impact fees, park fees and property tax increment revenue.
- Determine the feasibility of linking University Avenue to the canyon on the southside of Crawford High School and the Chollas Creek restoration – This project would bring open space closer to University Avenue and create safer pathways for students to access the school. The Working Group recommends the PAC establish a new Working Group to explore design and use options for this area.
Timeline – Unknown.
Cost – Unknown at this time, cost will depend upon the scope of the project.
- Completion of phases 2 through 5, North Chollas Park Improvements – This project would include creek enhancements, picnic areas, basketball courts, nature trails, a dog-run, parking and open play areas
Timeline – Conditional on available funding.
Cost – To be determined and included in the update of the *Mid-City Public Facilities Financing Plan*. Source of funds is likely to come from a combination of development impact fees, park fees and property tax increment revenue.
- Support South Chollas Park improvements including a privately developed golf course on former landfill site.
Timeline – Initial approvals to be completed by June 1, 2005.
Cost – Does not require public financing.

Joint Use School Sites:

- Carver Elementary – Grass turfing of existing field area.
- Harriet Tubman Village School – Grass turfing of existing field area.
- Jackson Elementary – Grass turfing of areas where there are temporary classrooms.
- Marshall Elementary – Trail to Fox Canyon Park and grass turfing of existing field area.

Other Joint-Use School Sites:

- Montezuma Language Academy – Grass turfing of existing field area.
Cost – Should be paid with from College Redevelopment Project tax increment revenue or San Diego State University Foundation.
- Oak Park Elementary – Grass turfing of existing field area.
- Darnell Charter Elementary – Grass turfing of existing field area.

Attachments: January 13, 2005 Meeting Minutes/Notice
February 10, 2005 Meeting Minutes/Notice
March 10, 2005 Meeting Minutes/Notice
April 14, 2005 Meeting Minutes/Notice
May 12, 2005 Meeting Notice/Memorandum

Crossroads Parks Working Group – **FINAL** Meeting Notes January 13, 2005

Meeting started at 6:40 pm

David Parsons discussed why Parks Working was established by Crossroads Redevelopment Project Area Committee (“PAC”).

Attendees: Newell Booth, Carl Davis, Ginger Forst, Maureen King, Daniele Laman, Jose Lopez, Ricardo Newberry, David Parsons, Laura Riebau, Karen Sherman and Lyle Wright.

David Parsons volunteered as chair of the Crossroads Parks Working Group.

The following park projects were discussed, but **no** action was taken to prioritize or recommend for approval any project:

Parks:

- Acquire Azeltine school site (or a portion of) for enhancement of Montezuma Park on Catoctin Drive. Property is in escrow with housing development expected to take place next year (2006) if a community plan amendment is approved.
- Continue North Chollas Community Park improvements to facilities (baseball area, access roads and trails) that are identified in the Chollas Park Master Plan.
- South Chollas Park improvements include private golf course development on former landfill site.
- Pocket park created in El Cerrito neighborhood along the 5800 block of El Cajon Blvd.
- Rolando Park Elementary School (off Vista Grande Dr.) – has vacant ten-acre site that may be available for purchase and conversion to park area adjacent to an open space canyon area.
- Fox Canyon – Has identified three parcels for park sites to create a comprehensive park and recreation area for the Fox Canyon neighborhood.

Open Space:

- Chollas Creek – restoration and preservation program along the creek that promotes open space conservation and recreational activities.

Joint Use Sites:

- Harriet Tubman Village School – Turfing
- Horace Mann Middle School – Lighting & Turfing
- Jackson Elementary School – Clay Park upgrades
- Montezuma Language Academy – Turfing

Meeting adjourned at approximately 8:30 pm

Crossroads Parks Working Group – **FINAL** Meeting Notes February 10, 2005

- Meeting started at 6:35 pm
- **Attendees:** Newell Booth, Carl Davis, Maureen King, Daniele Laman, Jose Lopez, Ricardo Newberry, David Parsons, Laura Riebau, Jamie Swartat, Josh Weiselberg and Christine Van Spronsen.
- Draft *Meeting Notes* from January 13, 2005 reviewed and approved with revisions to preliminary project list.
- Under *Non-Agenda Items* Jose Lopez discussed proposed cuts in the Community Development Block Grant program and how to reach members of the federal and state legislature.
- David Parsons estimated non-housing redevelopment property tax increment revenue of \$700,000 may be realized from first year of the Crossroads Project Area ("Project Area"), but that between \$500,000-\$600,000 may be owed for the costs of adopting and operating the Project Area and another \$1.75 million has also been committed to the El Cajon Blvd. medians project. David Parsons also, estimated the bonding capacity of the Project Area to be between \$8.5 million and \$11.5 million (if housing tax increment revenue is pledged for bonds). The Group was also polled about their interest in having a guest speaker at the next meeting (March 10, 2005) to discuss park development impact fees, David Parsons with work with the City of San Diego to obtain a guest speaker.
- The following park projects were preliminarily approved in a draft form with the understanding that there would be a final review of revisions along with a summary report to the Crossroads PAC:

Highest Priority:

1. Montezuma Park Expansion – Acquire Azeltine school site (or a portion of) for enhancement of Montezuma Park on Catoctin Drive. Property is in escrow with housing development expected to take place next year (2006), if a community plan amendment is approved late in 2005.
Timeline – Less than six months to acquire site, before community plan amendment approved.
Cost – \$1-2 million depending upon value of community plan amendment.
2. Fox Canyon – Three parcels (have been identified for neighborhood park sites).
Timeline – Unknown sites could be acquired at anytime for development.
Cost – \$600,000-700,000 tax increment and park development impact fees.
3. North Chollas Community Park – Improvements to facilities (multi-purpose area, access roads and trails) that are identified in the 1997 Chollas Park Master Plan.
Timeline – Unknown City of San Diego already owns site.
Cost – \$250,000 for snack bar (includes bringing utilities to the site) from tax increment to match existing funds of \$300,000 already set-aside for this project.
4. Rolando Park Elementary School (off Vista Grande Dr.) – Determine School Districts development intentions for vacant ten-acre site. Group is interested in

the potential of a community park use adjacent to an open space canyon area and turfing of the dirt field areas.

Timeline – Immediate, Group concerned that San Diego Unified School District is currently reviewing development potential of site.

Cost – Unknown at this time, cost will depend upon the scope of the negotiated park use.

Additional Projects:

- Disposition of the College Heights Library and Service Center building/property after completion of the new library on Montezuma and Reservoir. Group would like to see a community serving function (community area, park and/or plaza) on this site.

Timeline – Immediate, Group concerned that developers are examining the site for development.

Cost – Unknown at this time, cost will depend upon the scope of the uses.

- Horace Mann Middle School – Unlighted grass turf and upgraded irrigation of athletic fields for joint-community use.

Timeline – Immediate, Fields are in poor condition and the San Diego Unified School District may be open to joint-use funding given its current financial situation.

Cost – Unknown at this time, cost will depend upon the scope of the project.

- Create an El Cerrito Neighborhood Meeting/Park Area along El Cajon Blvd. between 54th Street and College Avenue.

Timeline – Immediate, Group concerned about availability of land.

Cost – Unknown at this time, cost will depend upon the scope of the project.

- Link University Avenue to canyon on the southside of Crawford High School – This project would bring open space closer to University Avenue and create safer pathways for students to access the school.

Timeline – Unknown.

Cost – Unknown at this time, cost will depend upon the scope of the project.

- Chollas Creek (from corner Chollas Pkwy./University Ave. to Kroc Center) – restoration and preservation program along the creek that promotes open space conservation and recreational activities. It may be possible to link this project with Crawford High School canyon.

Timeline – Group is reviewing available environmental/planning documents to ascertain scope, timing, and feasibility of improvements.

Cost – Unknown at this time, cost will depend upon the scope of the project.

- Completion of phase 1 (D), North Chollas Park Improvements – This project would grade and turf a large multi-use athletic field for baseball, football, soccer and other athletic events.

Timeline – Conditional on available funding.

Cost – \$1 million to come from a combination of development impact fees and property tax increment revenue.

- Support South Chollas Park improvements including a privately developed golf course on former landfill site.

Timeline – Initial approval should happen in the next three months.

Cost – Does not require public financing.

- Streamview Linear Park – Identify sites through existing long-range planning efforts for the area.

Timeline – Unknown.

Cost – Unknown at this time, cost will depend upon the scope of the project.

Joint Use School Sites:

- Carver Elementary – Grass turfing of existing field area.
- Harriet Tubman Village School – Grass turfing of existing field area.
- Jackson Elementary – Grass turfing of areas where there are temporary classrooms.

Other Joint-Use School Sites:

- Clay Elementary – Unidentified upgrades to existing joint-use park site.
- Marshall Elementary – Grass turfing of existing field area.
- Montezuma Language Academy – Grass turfing of existing field area.
Cost – Should be paid with from College Redevelopment Project tax increment revenue or San Diego State University Foundation.
- Oak Park Elementary – Grass turfing of existing field area.

Meeting adjourned at approximately 8:30 pm

Crossroads Parks Working Group – **FINAL** Meeting Notes March 10, 2005

Meeting started at 6:50 pm

Attendees: Vicki Burgess (City of San Diego), Carl Davis, Maureen King, Daniele Laman, Jose Lopez, Ricardo Newberry, David Parsons, Laura Riebau, Karen Sherman, Josh Weiselberg, Sue Willy and Lyle Wright.

Approved Agenda as presented, except for moving item #5 (guest speaker) up to #3.

Vicki Burgess from the City of San Diego Planning Department (Facilities & Financing) advised the Working Group on various aspects of community development impact fees and park fees which included:

- Distributed copies of the College Area and Mid-City Public Facilities Financing Plans (“PFFP”) along with a handout to the Working Group.
- Development Impact Fees (“DIF”) are charged for development in the urbanized communities of the City of San Diego (“City”). This money is used by the City to provide needed public facilities such as streets, libraries, parks and fire stations.
- Residential DIF are generally comprised of four categories (transportation, fire, park and library) within the total fee, although there is not a fixed amount or percentage allocated to each category as the City Council decides on how much is allocated to each category.
- State Law, Municipal Code §61.2212 governs financing of facilities related to development.
- Currently the College DIF account has an approximate balance of \$120,000.
- DIF and special park fees must be spent on projects listed in a community’s PFFP, which can only be changed by amendment. The amendment process starts at the Planning Group level before going to the Land-Use and Housing Committee of the City Council then final approval at the full City Council. Amending the PFFP is usually done at the same time the Community Plan is updated. Currently the College Community Plan is scheduled for update in the summer of 2005 and the Mid-City Plan is scheduled for update in the fall of 2005.
- In addition to DIF, the Mid-City and North Park communities charge a specific park fee of \$4,932 for each single-family dwelling unit produced and \$3,699 for each multi-family dwelling unit developed with a 9% yearly increase. The Mid-City park account has an approximate balance of \$740,000. Also, because of the Mid-City park fee is specific to park needs the Mid-City DIF is only spent on streets, libraries and fire stations.

Working Group engaged in discussion before making the following **draft** recommendations:

- To address the park deficiency in the College Area, the Crossroads Park Working Group requests the establishment of a dedicated park fee for the entire College Planning Area (similar to the Mid-City and North Park Neighborhoods) beginning at \$6,000 per residential unit (including multi-family units) with a 9% yearly increase. – Approved (8-1-1)

- The College Redevelopment Plan should be amended to not exclude Development Impact Fees. – Approved (9-0-1)
- In the College Planning Area, establish a park category (in addition to *Transportation* and *Fire*) for commercial and industrial DIF to require \$500 per 1,000 square feet of gross buildable area. – Approved (6-2-2)
- In the Mid-City Planning Area, establish a park category (in addition to *Transportation* and *Fire*) for commercial and industrial DIF to require \$150 per vehicle trip generated (similar to the methodology used for traffic DIF). The Working Group decided it would postpone this as well as all the previous DIF and park fee recommendations until next meeting, to allow for more research on the Working Groups intended actions.

Draft *Meeting Notes* from February 10, 2005 reviewed and approved with revisions to preliminary project list.

No comment on *Non-Agenda* items received.

Working Group reviewed draft list of projects and postponed approval to next meeting.

University Avenue park subcommittee of Karen Sherman, Daniele Laman and David Parsons selected to review use options on University Avenue

- *Next Meeting* announced for April 14, 2005 at 6:30 pm at the College Rolando Community Service Center.

Meeting adjourned at approximately 9:20 pm

Crossroads Parks Working Group – **FINAL** Meeting Notes April 14, 2005

Meeting started at 6:40 pm

Attendees: Carl Davis, Andrea Groves, Daniele Laman, Jose Lopez, David Parsons, Laura Riebau, Marshall Troiano, Sue Willy and Lyle Wright.

Approved Agenda as presented.

Draft *Meeting Notes* from March 10, 2005 reviewed and approved with revisions to preliminary project list.

For *Non-Agenda Items* – Jose Lopez advised the Working Group that the Fox Canyon Neighborhood Association would be conducting a tour of the Fox Canyon park areas on April 30, 2005 at 9:00 am. RSVP's were requested to be in by April 23rd.

David Parsons discussed his research results with respect to development impact fees with the Working Group, after a lengthy discussion the following **draft** recommendations were made:

- To address the park deficiency in the College Area, the Crossroads Park Working Group requests the establishment of a dedicated park fee for the entire College Planning Area (similar to the Mid-City and North Park Neighborhoods) beginning at \$18,000 per residential unit (including multi-family units) with a 9% yearly increase. – Approved (7-1-1)
- The College Redevelopment Plan should be amended to not exclude Development Impact Fees. – Approved (8-0-1)
- To address the park deficiency in the Mid-City Area, the Crossroads Park Working Group requests an increase in the existing dedicated park fee to \$18,000 per residential unit (including multi-family units) with a 9% yearly increase. – Approved (7-1-1)

Working Group voted to rescind the following **draft** positions from the March 10, 2005 meeting by a 7-1-1 vote:

- In the College Planning Area, establish a park category (in addition to *Transportation* and *Fire*) for commercial and industrial DIF to require \$500 per 1,000 square feet of gross buildable area.
- In the Mid-City Planning Area, establish a park category (in addition to *Transportation* and *Fire*) for commercial and industrial DIF to require \$150 per vehicle trip generated (similar to the methodology used for traffic DIF).

Working Group requested David Parsons review housing production projections for the College and Mid-City planning areas to determine an estimate of what the draft fee recommendations might produce. Laura Riebau volunteered to research maintenance assessment fees for the on-going operations of existing and future park improvements. Both will report back to the Working Group at the next meeting on May 12th.

Working Group reviewed the draft list of projects and made the following update:

Highest Priority:

- Montezuma Park Expansion – Acquire Azeltine school site (or a portion of) for enhancement of Montezuma Park on Catoctin Drive. Property is in escrow with housing development expected to take place next year (2006), if a community plan amendment is approved late in 2005.
Timeline – Less than six months to acquire site, before community plan amendment approved.
Cost – \$1-2 million depending upon value of community plan amendment.
- Fox Canyon – Three parcels (have been identified for neighborhood park sites.
Timeline – Unknown sites could be acquired at anytime for development.
Cost – \$600,000-700,000 tax increment and park development impact fees.
- North Chollas Community Park – Improvements to facilities (multi-purpose area, access roads and trails) that are identified in the 1997 Chollas Park Master Plan.
Timeline – Unknown City of San Diego already owns site.
Cost – \$250,000 for snack bar (includes bringing utilities to the site) from tax increment to match existing funds of \$300,000 already set-aside for this project.
- Rolando Park Elementary School (off Vista Grande Dr.) – Determine School Districts development intentions for vacant ten-acre site. Group is interested in the potential of a community park use adjacent to an open space canyon area and grass turfing of the dirt field areas.
Timeline – Immediate, Group concerned that San Diego Unified School District is currently reviewing development potential of site.
Cost – Unknown at this time, cost will depend upon the scope of the negotiated park use.
- Disposition of the College Heights Library and Service Center building/property after completion of the new library on Montezuma and Reservoir. Group would like to see a community serving function (community area, park and/or plaza) on this site.
Timeline – Immediate, Group concerned that developers are examining the site for development.
Cost – Unknown at this time, cost will depend upon the scope of the uses.

Additional Projects:

- Horace Mann Middle School – Unlighted grass turf and upgraded irrigation of athletic fields for joint-community use.
Timeline – Immediate, Fields are in poor condition and the San Diego Unified School District may be open to joint-use funding given its current financial situation.
Cost – Unknown at this time, cost will depend upon the scope of the project.
- Create an El Cerrito Neighborhood Meeting/Park Area along El Cajon Blvd. between 54th Street and College Avenue.
Timeline – Immediate, Group concerned about availability of land.
Cost – Unknown at this time, cost will depend upon the scope of the project.

- Link University Avenue to canyon on the southside of Crawford High School and the Chollas Creek restoration – This project would bring open space closer to University Avenue and create safer pathways for students to access the school. The Working Group recommends the PAC establish a Working Group to design a use plan for this site.

Timeline – Unknown.

Cost – Unknown at this time, cost will depend upon the scope of the project.

- Streamview Linear Park – Identify sites through existing long-range planning efforts for the area.

Timeline – Unknown.

Cost – Unknown at this time, cost will depend upon the scope of the project.

- Completion of phase 1 (D), North Chollas Park Improvements – This project would grade and turf a large multi-use athletic field for baseball, football, soccer and other athletic events.

Timeline – Conditional on available funding.

Cost – \$1 million to come from a combination of development impact fees and property tax increment revenue.

- Support South Chollas Park improvements including a privately developed golf course on former landfill site.

Timeline – Initial approval should happen in the next two months.

Cost – Does not require public financing.

Joint Use School Sites:

- Carver Elementary – Grass turfing of existing field area.
- Harriet Tubman Village School – Grass turfing of existing field area.
- Jackson Elementary – Grass turfing of areas where there are temporary classrooms.

Other Joint-Use School Sites:

- Marshall Elementary – Grass turfing of existing field area.
- Montezuma Language Academy – Grass turfing of existing field area.
Cost – Should be paid with from College Redevelopment Project tax increment revenue or San Diego State University Foundation.
- Oak Park Elementary – Grass turfing existing field area.

The Working Group did not review the entire list and postponed final approval until the next meeting.

Next Meeting announced for May 12, 2005 at 6:30 pm at the College Rolando Community Service Center.

Meeting adjourned at approximately 8:40 pm

Memorandum

To: Crossroads – Project Area Committee,
Parks Working Group

From: David Parsons,
Chair

Date: May 12, 2005

Subject: Housing Estimates & Revenue Scenarios for Community Planning Areas

Attached are the current and future housing unit estimates for the City of San Diego Community Planning Areas (“CPAs”) of; City Heights, College and Eastern Areas. This information was obtained from the San Diego Association of Governments (“SANDAG”) website. It was provided to determine total park fee revenue based on several different fee and residential unit estimate scenarios for the respective CPAs. Each particular revenue scenario can then be applied to the unfunded parks projects remaining in College Area and Mid-City *Public Facilities Financing Plans*. As a point of reference, there are \$8,100,000 (in 1993 dollars, or \$18.9 million¹ in current dollars) in unfunded park projects² in the College Area, \$53,835,000 (in 1999 dollars, or \$85.4 million³ in current dollars) in unfunded park projects in City Heights and \$124,110,000 (in 1999 dollars, or \$196.9 million⁴ in current dollars) in unfunded park projects in the Eastern Area. I hope this clarifies some of the funding issues we have discussed in previous meeting.

Attachment: SANDAG – Housing Estimates & Revenue Scenarios

¹ Using a land and construction inflationary factor of 8% over 11 years.

² Does not include the approximately 50 acres in park land the College Area is deficient in, which would cost at least \$100,000,000 to purchase on the open market.

³ Using a land and construction inflationary factor of 8% over 6 years.

⁴ Using a land and construction inflationary factor of 8% over 6 years.

SANDAG - Housing Estimates & Revenue Scenarios

City CPA	Year	Housing Estimates					Revenue Scenarios			
		Total HH	Total House Stock	SF	MF	mh & other	Net Units from 2004	\$18,000 per Unit	\$15,000 per Unit	\$12,000 per Unit
City Heights	2004	23,092	23,981	9,523	14,401	57	0	\$0	\$0	\$0
City Heights	2010	23,857	24,745	9,537	15,152	56	765	\$13,770,000	\$11,475,000	\$9,180,000
City Heights	2020	25,285	26,432	9,465	16,910	57	2,193	\$39,474,000	\$32,895,000	\$26,316,000
City Heights	2030	28,311	29,389	9,309	20,021	59	5,219	\$93,942,000	\$78,285,000	\$62,628,000
College Area (1)	2004	7,194	7,413	4,129	3,284	0	0	\$0	\$0	\$0
College Area (1)	2010	8,320	8,562	4,136	4,426	0	1,126	\$20,268,000	\$16,890,000	\$13,512,000
College Area (1)	2020	8,935	9,258	4,125	5,133	0	1,741	\$31,338,000	\$26,115,000	\$20,892,000
College Area (1)	2030	11,014	11,350	4,060	7,290	0	3,820	\$68,760,000	\$57,300,000	\$45,840,000
Eastern Area	2004	13,376	13,731	8,532	4,747	452	0	\$0	\$0	\$0
Eastern Area	2010	14,266	14,647	8,639	5,543	465	890	\$16,020,000	\$13,350,000	\$10,680,000
Eastern Area	2020	15,005	15,509	8,623	6,406	480	1,629	\$29,322,000	\$24,435,000	\$19,548,000
Eastern Area	2030	16,574	17,044	8,608	7,937	499	3,198	\$57,564,000	\$47,970,000	\$38,376,000

Note: (1) The total amount of future residential units eligible for special park impact or development impact fees is likely to be reduced significantly, as all projects in the College Redevelopment Project Area are currently exempt from development impact fees and most of the residential units will be constructed within the next 2 years.

Source: SANDAG website - <http://cart.sandag.org/dw/default.asp?g=6&gs=0&grp=e30&grp=f30&o=d&go=Get+My+Data&l=2>